

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS,  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
SEPTEMBER 21, 2022 7:30 P.M.**

**MINUTES  
(DRAFT)**

Council President Cara Witasick called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2022 which was sent to the South Jersey Times and Courier Post on January 3, 2022 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act". (7:30 pm)

Council President Witasick led everyone in the Pledge of Allegiance.

**ROLL CALL:** Present: Councilman Joseph Getsinger, Councilman Robert Morison, Councilman Harold "Hap" Pye, Councilwoman Cara Witasick, Councilman Richard Gambale and Councilman Jeffrey Pitzo.

Not in Attendance: Mayor William C. Packer

Also, in attendance were Borough Solicitor, Brian Lozuke, Borough Engineer Rep, Bill Mesogaines, CMFO, Victoria Holmstrom and Municipal Clerk, Shannon Elton.

**MINUTES:** A motion to approve the minutes of the Regular Council Meeting August 17th, 2022 was made by Councilman Pye and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Councilman Morison abstained. The minutes were approved.

**CLERK'S REPORT:** On File. Councilwoman Witasick asked about the date for November's meeting. The Clerk will check and get back to Mayor and Council.

**PUBLIC PORTION:**

Council President Witasick opened the public portion for questions or comments

**Dave Marconi, 804 Chestnut:** They asked for any results of the water pressure study performed by the Borough Engineer. Councilman Morison gave an update, replying that the report is received and being reviewed by Mayor and Council.

**Ed Majewski, 210 Central Ave:** They asked if more officers would be hired within the Police Department. Councilman Getsinger responded. He reviewed the ongoing shared service agreement with Woodbury. Mr. Majewski expressed concern about paying the Woodbury officers for overtime. He explained that the Woodbury Heights' officers are offered the opportunity for overtime first. He also stressed the importance of the safety of the residents and the borough. Councilman Getsinger asked Lt. Boucher to speak on the overtime rate. Lt. Boucher replied that each officer is paid their own rate. He also stressed that suitable candidates for hire are not applying and cited the current status of the department.

**Close Public Portion**

**ENGINEER'S REPORT:** Bill Mesogaines presented the Engineer's report. He gave status updates on the CDBG project as well as the Walnut Phase I project. He reviewed the bids received from the Candidus Pump Station project, all were rejected as the bids were too high.

**SOLICITOR'S REPORT:**

**ORDINANCES**

**First Reading**

**ORDINANCE 18-2022**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF ORDINANCE 14-2022**

Solicitor Lozuke read Ordinance 18-2022 by title only. A motion to approve this ordinance on first reading/introduction was made by Councilman Pye and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 18-2022 was approved on introduction.

**ORDINANCE 19 -2022**

**ORDINANCE AMENDING THE 2022 SALARY ORDINANCE (ORDINANCE 2- 2022) OF VARIOUS BOROUGH OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODBURY HEIGHTS**

Solicitor Lozuke read Ordinance 19-2022 by title only. A motion to approve this ordinance on first reading/introduction was made by Councilman Pye and seconded by Councilman Morison. A roll call vote in favor was unanimous. Ordinance 19-2022 was approved on introduction.

**ORDINANCE 20-2022**

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, AMENDING AND SUPPLEMENTING ORDINANCE 11-2022 TO PERMIT THE OPERATION OF CERTAIN CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING THE CODE OF THE BOROUGH OF WOODBURY HEIGHTS CHAPTER 70, LAND USE AND DEVELOPMENT AND CREATING NEW CHAPTER XXX ENTITLED, "ESTABLISHMENT OF CANNABIS TRANSFER TAX AND USER TAX IN BOROUGH OF WOODBURY HEIGHTS."**

Solicitor Lozuke read Ordinance 20-2022 by title only. A motion to approve this ordinance on first reading/introduction was made by Councilman Pye and seconded by Councilman Morison. A roll call vote in favor was unanimous. Ordinance 20-2022 was approved on introduction.

**Final Reading/Public Hearing**

**ORDINANCE 17-2022**

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS AMENDING AND SUPPLEMENTING CHAPTER 44 OF THE BOROUGH CODE TO BE ENTITLED, "VACANT AND ABANDONED PROPERTIES: NOTICE, REGISTRATION AND FEES," PROVIDING FOR PURPOSE, INTENT AND APPLICABILITY OF THE ORDINANCE REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES; PROVIDING FOR PENALTIES AND ENFORCEMENT, AS WELL AS THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN THE BOROUGH; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.**

Solicitor Lozuke read Ordinance 17-2022 by title only. Council President Witasick opened the public hearing for this ordinance.

Upon hearing no questions or comments, Council President Witasick closed the public hearing. A motion to adopt Ordinance 17-2022 was made by Councilman Pye and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 7-2022 was approved.

**RESOLUTIONS**

**CONSENT AGENDA:** A motion to approve Resolution 85-2022-Resolution-94-2022 as a consent agenda was made by Councilman Pye and seconded by Councilman Morison. The consent agenda was approved.

**RESOLUTION 85-2022**

**RESOLUTION AUTHORIZING RELEASE OF MAINTENANCE BOND FOR THE ACADEMY AVENUE & LAKE AVENUE ROADWAY IMPROVEMENTS PROJECT**

**RESOLUTION 86-2022**

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES  
AGREEMENT BETWEEN THE GATEWAY REGIONAL HIGH SCHOOL BOARD OF  
EDUCATION AND THE BOROUGH OF WOODBURY HEIGHTS**

**RESOLUTION 87-2022**

**PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET  
OF THE BOROUGH OF WOODBURY HEIGHTS PURSUANT TO N.J.S. 40A:4-87 (Chapter 159,  
P.L. 1948)**

**RESOLUTION 88-2022**

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS AUTHORIZING THE  
SELL BACK OR ONE-YEAR CARRY OVER OF UNUSED 2020-2021 VACATION TIME**

**RESOLUTION NO. 89-2022**

**RESOLUTION AUTHORIZING CANCELLATION OF VARIOUS APPROPRIATED GRANT  
BALANCES**

**RESOLUTION 90-2022**

**A RESOLUTION AUTHORIZING ON-LINE AUCTION OF SURPLUS PROPERTY**

**RESOLUTION 91 – 2022**

**RESOLUTION REJECTING BIDS  
FOR THE CANDIDUS AVENUE PUMP STATION REHABILITATION PROJECT**

**RESOLUTION 92-2022**

**RESOLUTION AUTHORIZING RELEASE OF MAINTENANCE BOND FOR  
STARBUCKS, 1008 MANTUA PIKE, BLOCK 40.05, LOT 10**

**RESOLUTION 93-2022**

**RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF  
LOCAL GOVERNMENT SERVICES TO ESTABLISH TRUST BY RIDER FOR  
COMMUNITY CENTER AND RECREATION DONATIONS**

**RESOLUTION 94- 2022**

**RESOLUTION AUTHORIZING PURCHASE OF A FIRE DEPARTMENT VEHICLE**

**Mr. Lozuke concluded his report.**

**BILL LIST: A motion to approve the bill list as presented this evening was made by Councilman Morison and seconded by Councilman Pitzo. A roll call vote in favor was unanimous. The bill list was approved.**

**COMMITTEE REPORTS:**

**Councilman Getsinger, Public Safety: Councilman Getsinger reviewed the WHFD Report. Chief Christinzio elaborated on an issue with the utility box on the pick-up truck. Report is on file. Lt. Boucher of the Woodbury Police Department reviewed the Police report. He discussed officer training, the SRO shared service and the potential to get an SRO in St. Margaret's School.**

**Councilman Morison, Water & Sewer: Councilman Morison reviewed the Public Works and Utility reports. Reports are on file.**

**Councilman Pye, Streets & Roads: Councilman Pye reviewed the Streets & Roads report. Reports are on File.**

**Councilwoman Witasick, Finance & Administration: Report is on file.**

**Councilman Gambale, Property:** Councilman Gambale did not have reports from Woodbury or West Deptford. He will review them when they are received.

**Councilman Pitzo, Recreation:** Councilman Pitzo discussed the success of the Chicken BBQ, thanking the Fire Department and the Community Events Committee. He discussed The President of the Community Center Committee's interest in establishing a Community Center Improvement Fund. The process to establish said fund has begun, with a resolution on the agenda.

**PUBLIC PORTION:** Council President Witasick opened the public portion for questions or comments.

**Jason McHenry, 765 Chestnut:** They spoke on a malfunctioning street light. PPWM stated they would reach out to the PSE&G contact. They also asked who to contact to erect a small fence. Councilman Gambale directed them to contact Woodbury.

With nothing else from the public, the meeting was closed to the public.

**ADJOURNMENT:** With no further business at hand, the meeting was adjourned. (7:47 pm)

Respectfully Submitted,

Shannon Elton, Municipal Clerk